



APPLICATION ACCEPTED: April 10, 2014
BOARD OF ZONING APPEALS: July 9, 2014
TIME: 9:00 a.m.

County of Fairfax, Virginia

July 2, 2014

STAFF REPORT

SPECIAL PERMIT SP 2014-LE-035

LEE DISTRICT

APPLICANT: Zulee's Family Day Care

OWNERS: Zulekha Yusuf
Mohammed Yusuf

SUBDIVISION: Wilton Ridge, Section 2

STREET ADDRESS: 6156 Old Telegraph Road, Alexandria, VA, 22310

TAX MAP REFERENCE: 82-4 ((39)) (2) 01

LOT SIZE: 15,491 square feet

ZONING DISTRICT: R-3

ZONING ORDINANCE PROVISIONS: 8-305

SPECIAL PERMIT PROPOSAL: To permit a home child care facility.

STAFF RECOMMENDATION: Staff recommends approval of SP 2014-LE-035 for the home child care facility with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

SP 2014-LE-035

The map shows the City of Alexandria, Virginia, with the Potomac River to the east. A large black asterisk is located in the center of the city, near the intersection of the Capital Beltway and the Potomac River. The map includes labels for Lincoln, Landmark, Old Towne Ale, Franconia, Rose Hill, Penn Daw, Groveton, Hybla Valley, and the U.S. Coast Guard Station. A scale bar at the bottom right indicates distances from 0 to 4000 feet.

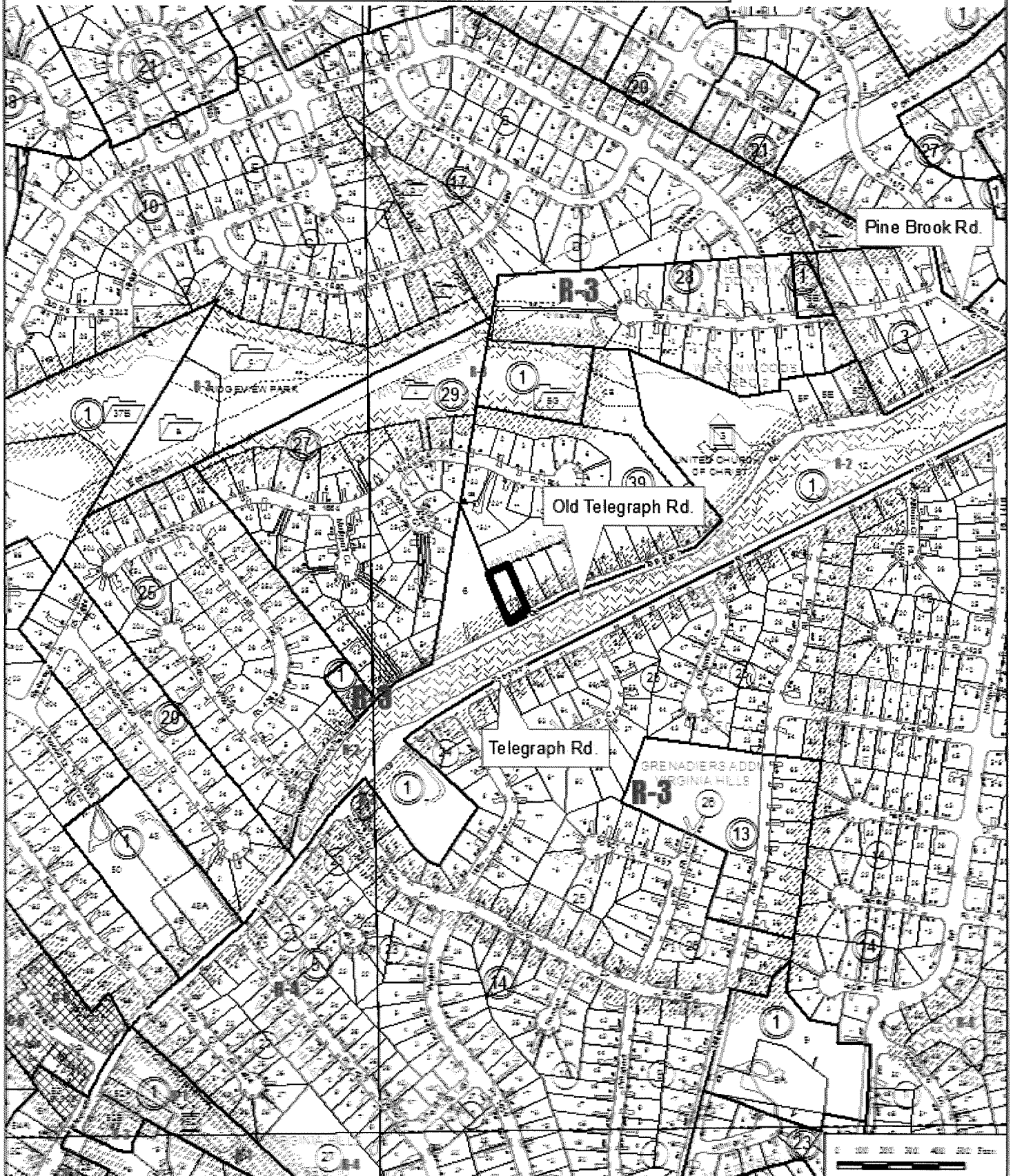
Year	1990	1991	1992	1993	1994	1995
1990	1991	1992	1993	1994	1995	1996



Special Permit

SP 2014-LE-035

ZULEE'S FAMILY DAY CARE ZULEKHAYUSUF,
MOHAMMED YUSUF



THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZZARD ZONE" PER F.I.R.M.

3) THIS PLAT REPRESENTS A CURRENT TRANSIT/TAPE FIELD SURVEY AND EXCEPT AS SHOWN THERE ARE NO ENCROCHMENTS. REC. DB. PG.

4) NOT TO BE USED FOR CONSTRUCTION.

* 2 STORY BRICK/FRAME
6156

RECEIVED
Department of Planning & Zoning

MAR 05 2014

Zoning Evaluation Division

APPROVED

LOT 2

Zoning Administ

*Final Yarn
02.28.2014*

10' SAN. SEWER
RECEIVEMENT
Department of Planning & Zoning

OCT 10 2013

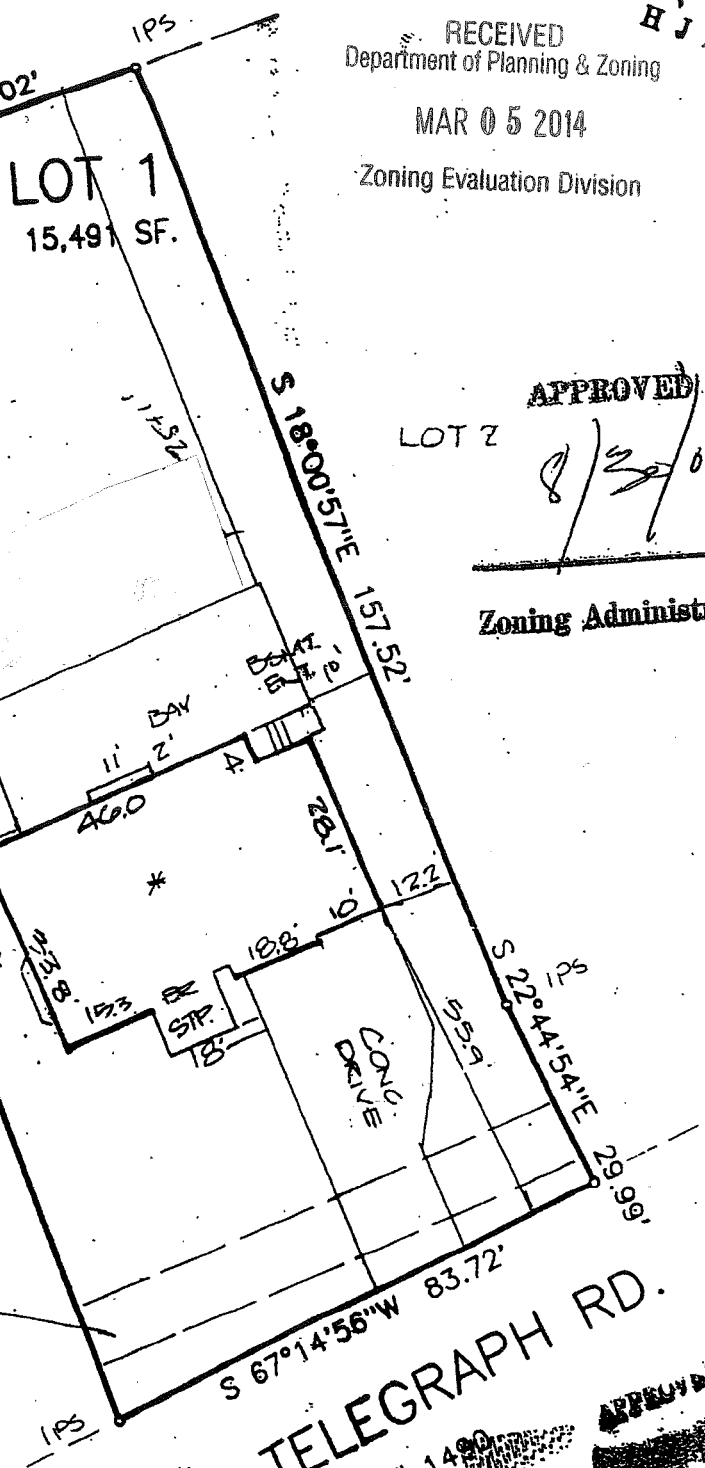
Zoning Evaluation Division

HOUSE LOCATION SURVEY
LOT 1, SECTION 2

WILTON RIDGE

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALL CHECK
DATE: DEC. 12, 2000



OLD TELEGRAPH RD.
RT # 1480

DPW&ES
Office of Building
Code Services
Approved for

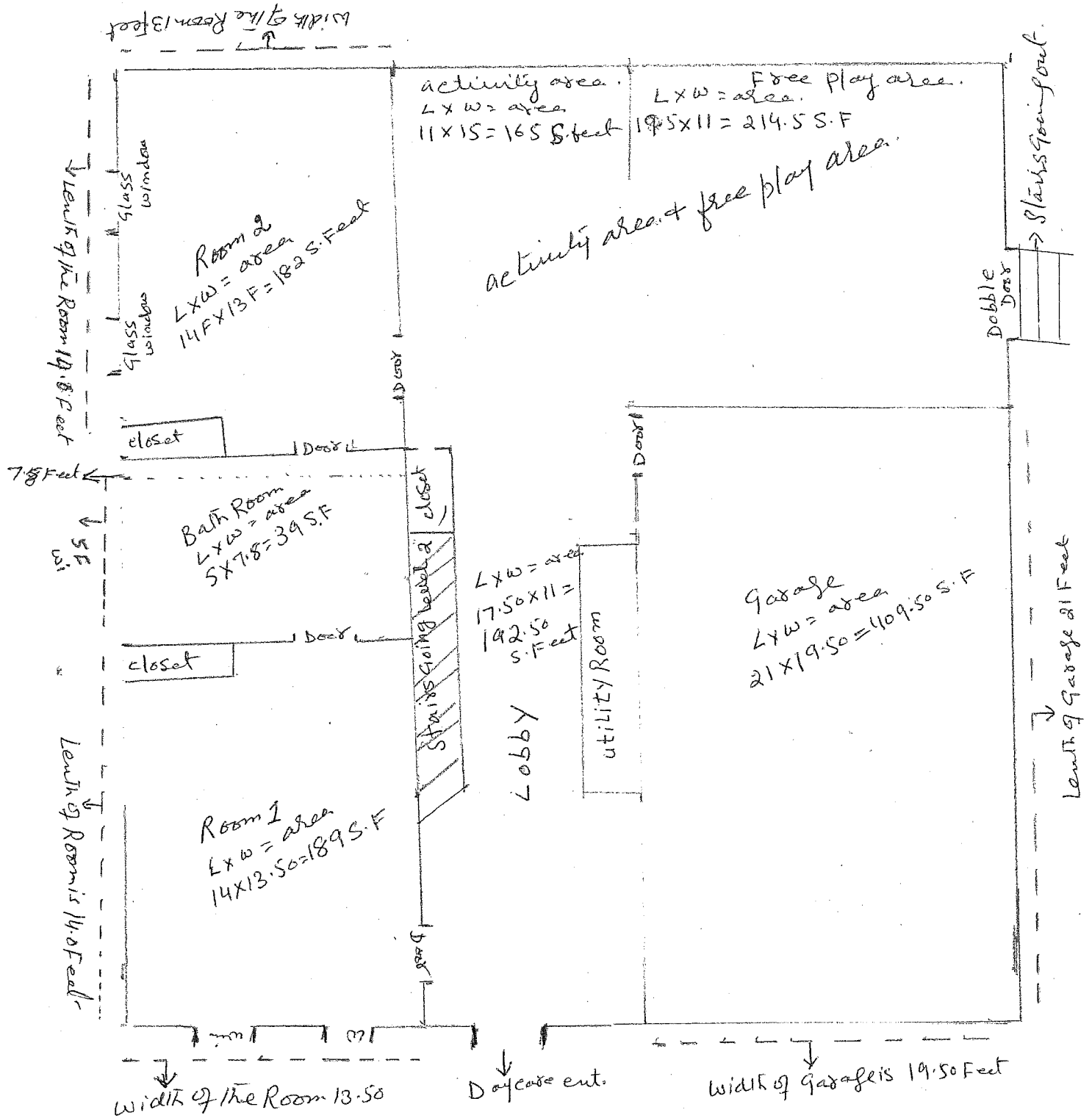
Deck w/ Stairs
By JB
Date 8-24-01

APPROVED
8-24
W. S.
Zoning

COMMONWEALTH
TERRY

MAR 05 2014

Zoning Evaluation Division



Zulee's family Daycare
6156 old Telegraph Rd. Alexandria
Va. 22310

Name of the Room	area of the Room
Room 1	189 S.F.
Room 2	182 S.F.
Bath Room	39 S.F.
Lobby	192.50 S.F.
Gargagis a play area.	469.50 S.F.
activity area	165 S.F.
free play area	214.50 S.F.
	<hr/> 1392 Total area use for Day care.



My Drive way with enough space for 5 Cars
and street where Cars can park on both sides.



Street, my driveway and the neighborhood.



BACKYARD (OUTDOOR PLAY AREA)
6' tall fence around the backyard.

PLAY AREA (in bad weather) with climb over fence 415.41 sq. ft.



INFANT ROOM 1 189 sq. ft.





PLAY AREA 347 sq ft

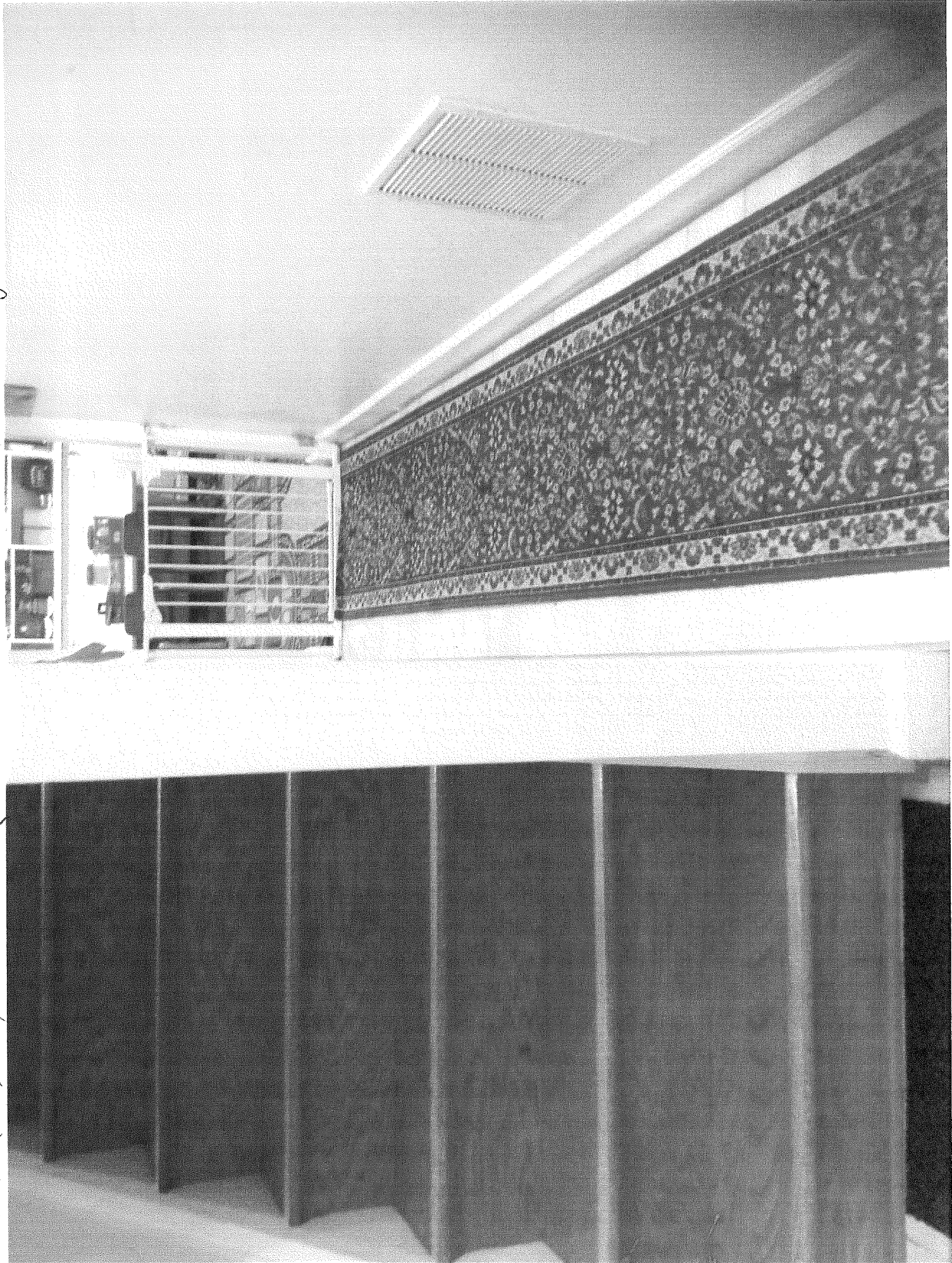


DAYCARE ENTRANCE LOBBY A 6371 SW 11



LOBBY 33 sq. ft.

STAIRS GOING TO 1ST FLOOR



SPECIAL PERMIT REQUEST

The applicant is seeking a special permit to allow a home child care facility for 12 children at any one time within an existing dwelling.

A copy of the special permit plat titled "House Location Survey, Lot 1, Section 2, Wilton Ridge" prepared by HJE & CO, dated December 12, 2000, as revised through April 8, 2014, by Zulekha Yusuf is included in the front of the staff report.

A more detailed description of the proposal is provided on page two.

CHARACTER OF THE SITE AND SURROUNDING AREA

The site is developed with a two-story, single family, detached dwelling containing a full, daylight basement. The house, situated on a lot that slopes uphill from Old Telegraph Road, has three levels above ground as seen from the street and two levels above ground as seen from the rear yard. A concrete driveway provides access from Old Telegraph Road to an attached two car garage and an adjoining single car garage.

The day care facility utilizes the entire lower level of the dwelling. A short staircase consisting of three steps leads from the driveway up to the front entry of the day care facility. A second, adjoining staircase leads to the main entrance of the residence. A wooden deck, installed with permits, is attached to the rear the dwelling. The deck contains 1,144 square feet and is surrounded by perimeter railings and access stairways. The remainder of the rear yard is sloped, has minimal landscaping, and is surrounded by a wooden fence.



The subject property and surrounding properties to the north, west, and east are zoned R-3. Of these properties, the properties to the west and east are developed with single family detached dwellings. The abutting property to the north is open space associated with Wilton Ridge, Section 1. The property to the south, across Old Telegraph Road, is zoned R-2 and is state-owned open space that contains the Pike Branch.

BACKGROUND

Fairfax County Tax Records indicate that the single family dwelling was constructed in 2000 and purchased by the owners in May 2001. The applicant has lived in the dwelling and operated her home child care since 2001.

The applicant has a current state license for a Family Day Home which expires March 16, 2015. (Appendix 4) Her license permits up to 12 children, from birth to three years, 11 months of age.

Earlier this year, the Board of Zoning Appeals approved two applications for home child care facilities for properties located approximately 1.5 to 2 miles to the west, along Rose Hill Drive. No other approved special permits for nearby home child care facilities were found in the County's database.

DESCRIPTION OF THE PROPOSED USE

The applicant is requesting approval of a special permit for a home child care facility for up to 12 children on site at any one time to operate between the hours of 7:30 a.m. and 5:30 p.m., Monday through Friday. The children generally arrive between 7:30 a.m. and 10:00 a.m. and depart by 5:30 p.m. Employees include the applicant and two full time assistants. The concrete driveway provides parking for up to five cars. The site's frontage along Old Telegraph Road is improved with curb, gutter, and sidewalk and provides additional street parking. The applicant states that the assistants are generally dropped off and picked up.



The home child care facility is operated on the lower level of the home. This area contains a lobby, a bathroom, an infant room, and main and secondary activity rooms, as identified on the floor plan provided by the applicant. The attached two-car garage is

utilized as an outdoor play area. The garage floor is covered with foam matting and the space contains a mix of low climbing fixtures/slides, rockers, and tyke cars. During fair weather, the garage door is kept open and the infants and toddlers utilize the 415 square foot space for recreation. The rear yard deck is utilized as an alternative outdoor play area.

The two-car garage also contains a refrigerator and a microwave oven that are utilized as part of the day care operation. Although these appliances can constitute a second kitchen according to the Zoning Ordinance, in previous day care facilities, where the appliances do not support the creation of a second dwelling unit, they are allowed to remain if their removal is conditioned upon the termination of the day care business. Staff recommends such a development condition.

According to the County's Zoning Administration and Land Development Services Divisions, use of the two-car garage as a play area does not in itself generate the need for any permits. However, while investigating this matter, staff could not determine if the wall separating the two-car garage and the one-car garage was constructed with the appropriate permit. There is a possibility that the wall was constructed when the residence was constructed in 2000. To address this issue, a development condition requiring that all permits be obtained within 90 days of approval of the special permit. With appropriate building plans, a permit can usually be issued within a day.

ANALYSIS

Comprehensive Plan Provisions

Plan Area: Area IV, Rose Hill Planning District
Planning Sector: Wilton Woods Community Planning Sector (RH5)
Plan Map: 2-3 dwelling units per acre

Zoning Ordinance Requirements

- Sect. 8-006 General Special Permit Standards
- Sect. 8-303 All Group 3 Uses
- Sect. 8-305 Additional Standards for Home Child Care Facilities

This special permit is subject to the sections of the Zoning Ordinance outlined above, a copy of which is included as Appendix 6. Subject to development conditions, this special permit must meet these standards.

Site Inspection

Staff observed no indoor or outdoor issues during the site visit. The areas used for the child care facility all have proper emergency egress. The infant room, where the cribs are located, is accessible by two interior doors and two exterior windows that comply with access requirements. The main activity room, where the toddlers nap on foldable mats,

has access to interior corridors as well as an exterior door. This exterior door leads to an outside staircase that climbs up to the side yard.

During the site visit, staff observed that a smoke detector was installed in the hallway between the infant room and main/ secondary activity rooms. In the attached e-mail from the Zoning Inspections Branch (Appendix 5), the inspector suggested that a secondary smoke detector be considered. A development condition has been added to address this issue.

CONCLUSION

Staff believes that the subject application is in conformance with the applicable Zoning Ordinance provisions with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2014-LE-035 for the home child care facility with the adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. Virginia Department of Social Services Information
5. Email from Zoning Inspections Branch, dated May 9, 2014
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2014-LE-035****July 2, 2014**

If it is the intent of the Board of Zoning Appeals to approve SP 2014-LE-035 located at Tax Map 82-4 ((39)) (2) 01 to permit a home child care facility pursuant to Section 8-305 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This approval is granted to the applicants only, Zulekha and Mohammed Yusuf, and is not transferable without further action of the Board, and is for the location indicated on the application, 6156 Old Telegraph Road, and is not transferable to other land.
2. This special permit is granted only for the home child care facility use indicated on the special permit plat prepared by HJE & CO, dated December 12, 2000, as revised through April 8, 2014, by Zulekha Yusuf, applicant, and approved with this application, as qualified by these development conditions.
3. A copy of this special permit **SHALL BE POSTED in a conspicuous place on the property of the use** and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:30 a.m. to 5:30 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be 12, excluding the applicant's own children. In accordance with the facility's State license, the children shall range in age from birth to three years.
7. The maximum number of assistants for the home child care shall be two.
8. Smoke detectors shall be installed in the facility's two sleeping areas, the infant room and the main activity room.
9. Upon the discontinuance of the proposed home child care use, the second kitchen shall be removed or otherwise permitted.
10. There shall be no signage associated with the home child care facility.

11. The applicant shall maintain a safe, continuous, and unobstructed path of travel, with adequate aisle widths as determined by the zoning inspection staff, from all points in the home child care facility to points of emergency egress.
12. Within 90 days of the Board of Zoning Appeals action on this application, the applicant shall either demonstrate, to the satisfaction of the County, that the eastern wall of the two-car garage was installed with the appropriate permit or shall obtain the necessary permit from the County.
13. All applicable permits and inspection shall be obtained prior to establishment of the use, to be demonstrated to satisfaction of the Zoning Administration Division, including any electrical or plumbing inspections as may be required.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, six months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

**THE AFFIDAVIT FOR THIS CASE
HAS NOT BEEN APPROVED BY THE
OFFICE OF THE COUNTY ATTORNEY
AT THE TIME OF PUBLISHING**

Application No.(s): SP 2014-LE-035
 (county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE. 6/14/14
 (enter date affidavit is notarized)

I, ZULEKHA YUSUF, do hereby state that I am an
 (enter name of applicant or authorized agent)

(check one) ☒ applicant
☐ applicant's authorized agent listed in Par. 1(a) below

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
ZULEKHA YUSUF	6156 OLD TELEGRAPH RD. ALEXANDRIA, VA 22310	APPLICANT/OWNER
MOHAMMED Y. RAHAT	6156 OLD TELEGRAPH RD. ALEXANDRIA VA 22310	APPLICANT/ TITLE OWNER
ZULEE'S FAMILY DAY CARE	6156 OLD TELEGRAPH RD ALEXANDRIA, VA 22310	BUSINESS NAME

(check if applicable) ☐ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): SP 2014-LE-035
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/14/14
(enter date affidavit is notarized)

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): SP 2014-LE-035
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/14/14
(enter date affidavit is notarized)

1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s):

SP 2014-LE-035

(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE:

6/14/14

(enter date affidavit is notarized)

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): SP 2014-LE-035
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: 6/14/14
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Zulekha Yusuf
☒ Applicant

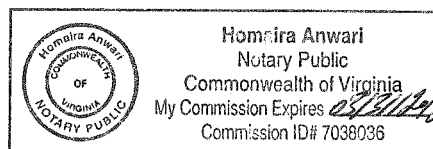
☐ Applicant's Authorized Agent

ZULEKHA YUSUF
(type or print first name, middle initial, last name, and title of signer)

Subscribed and sworn to before me this 14th day of June, 2014, in the State/Comm. of Virginia, County/City of Fairfax.

[Signature]
Notary Public

My commission expires: 03/31/2018



OCT 10 2013

Zoning Evaluation Division

APPENDIX 3

STATEMENT OF JUSTIFICATION
FOR A HOME CHILD CARE FACILITY

Name: ZULEKHA YUSUF
Address: 6156 OLD TELEGRAPH ROAD
ALEXANDRIA VA 22310
Phone #: 703-960-3779
E-mail: yusuf_zulekha@yahoo.com

Date Oct. 8, 2013

Fairfax County Department of Planning & Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035

Re: Special Permit Application
Applicant: ZULEKHA YUSUF
Zoning Ordinance Section 8-305 for Home Child Care Facility
Section 8-004 of General Standards

Tax Map #: 0824 3902 0001
Zoning District: R-3
Lot Size: 15491 sq. ft.

To whom it may concern,

Please accept the following as my statement of justification for a special permit for a home child care facility in my home. I own and live in a attached / detached (circle one) dwelling at 6156 OLD TELEGRAPH RD. ALEX. VA 22310 (your address).

The property is zoned _____ and I understand I need to seek approval of a special permit in order to operate a child care facility within my home. I am currently licensed by the State of Virginia to have _____ children in my child care facility in my home. Below is information about my child care facility's operations:

Hours. The child care is open from 7:30 am - 5:30 p.m.

Number of Children. I care for up to 12 children at any one time. This number does not include my own NA child/children.

Employees. I have 0 assistant(s) who work part-time and 2 assistant(s) who work full-time.

Arrival Schedule. All of the children arrive between 7:30 AM and 10:00 AM.

Departure Schedule. AM of the children are picked up at 5:30 PM.

Area Served. ALEXANDRIA
(what neighborhood/general area do the children live in?)

Operations. As I stated, my house is a single-family attached / detached (circle one) dwelling. It has (explain the general layout of the house):

The house has _____ square feet. The following rooms are where I conduct the day care:

These rooms are _____ square feet total.

Hazardous or Toxic Substances. The house and yard are free from hazardous or toxic substances. No hazardous materials will be generated, utilized, stored, treated, and/or disposed of onsite.

Zoning Ordinance Compliance. The proposed development conforms to the provisions of all applicable ordinances, regulations and adopted standards or, if any waiver, exception or variance is sought, such request has been specifically noted with the justification for such modification.

Outdoor Play Area. I use my back yard for outdoor play for the children. The area is approximately _____ square feet. The outdoor play area consists of: _____

Parking. I use my garage to park my family car(s). My parents park in my driveway. Street parking is also available.

For these reasons, I believe that my proposed home day care facility will not impact my neighbors in any negative way.

In conclusion, I am proposing _____

To my knowledge there is nothing that can possibly impact my neighbors negatively, nor have I ever had any complaints. Parents have enough space to park in my area.

Sincerely,

Owner of ZULEE'S Home Day Care

OCT 10 2013

Zoning Evaluation Division

Arrival Schedule and Departure Schedule

Arrival Schedule

9:30

Child	7:00 – 7:45 AM	7:45 – 8:00 AM	8:00 – 8:30 AM	9:00 – 9:15 AM
1	X			
2	X			
3	X			
4	X	X		
5		X		
6				
7			X	
8			X	
9			X	
10				X
11				X
12				X

Departure Schedule

Child	2:45 – 4:15 PM	4:15 – 4:30 PM	4:30 – 5:00 PM	5:00 – 5:30 PM
1	X			
2	X			
3	X			
4		X		
5		X		
6		X	X	
7			X	
8			X	
9				
10				X
11				X
12				X

Agencies | Governor

Search Virginia.Gov



VIRGINIA DEPARTMENT OF SOCIAL SERVICES



HOME ABOUT US ABUSE & NEGLECT ADOPTION & FOSTER CARE ADULT & CHILD CARE ASSISTANCE CHILD SUPPORT COMMUNITY SUPPORT CAREERS

CONTACT US

Adult & Child Care



Child Care



Child Day Care



Search for Child Day Care



Certified Preschools (CP)



Child Day Centers (CDC)



Family Day Homes (FDH)

Family Day System
(FDS)/HomesReligiously Exempt Child
Day Centers (REDC)Voluntarily Registered
Family Day Homes
(VRFDH)

Search for Child Day Care

Help Opening Files Print Version E-mail Page

[Return to Search Results](#) | [New Search](#) |

Zulekha Yusuf

6156 Old Telegraph Road

ALEXANDRIA, VA 22310

(703) 960-3779

Facility Type: Family Day HomeLicense Type: One Year

Expiration Date: April 1, 2015

Business Hours: 6:00 AM - 7:00 PM
Monday - Friday

Capacity: 12

Ages: Birth - 3 years 11 months

Inspector: Anallim Dally
(703) 359-6738

Katai, Bobby H.

From: Cohenour, Chuck
Sent: Friday, May 09, 2014 1:36 PM
To: Katai, Bobby H.
Subject: Inspection for 6156 Old Telegraph Road

Inspection for 6156 Old Telegraph Road For Special Permit Application SP 2014-LE-035

1. Found the garage is used as a play area for the children. At the time of this inspection, the garage door. The owner has built a 3 foot slatted barrier at the entrance of the garage to keep the children from leaving the garage play area. Per the owner, if the weather bad the garage door is closed and if the weather is nice the garage is open. A garage is not considered a habitable space. No outside play equipment was observed.
2. Found five cribs in nursery bedroom. This room has two windows, 42" x 61", and two exit doors. Children that do not sleep in cribs take naps on the floor in the play area.
3. The hall between the Nursery bedroom and play area had one smoke detector. A secondary smoke detector should be considered.
4. The child care area contained cabinets, countertop and a microwave. I did not observe a sink or refrigerator.
5. Found copies of the Commonwealth of Virginia Family Day Home Care license number FDH 906673-L106 and emergency escape plan.
6. The exit from the play area to the outside is not commonly used. Entry for drop off and pickup is through the basement entrance beside the garage doors.

Chuck Cohenour, Senior Zoning Inspector
Zoning Inspection Branch
703-324-1323

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-303 Standards for all Group 3 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 3 special permit uses shall satisfy the following standards:

1. Except as may be qualified in the following Sections, all uses shall comply with the lot size and bulk regulations of the zoning district in which located; however, subject to the provisions of Sect. 9-607, the maximum building height for a Group 3 use may be increased.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, except home child care facilities, shall be subject to the provisions of Article 17, Site Plans.

8-305 Additional Standards for Home Child Care Facilities

1. The number of children that may be cared for in a home child care facility may exceed the number of children permitted under Par. 6A of Sect. 10-103, but in no event shall the maximum number of children permitted at any one time exceed twelve (12), excluding the provider's own children. The BZA may also allow more than one nonresident person to be involved with the use. Except as described above, home child care facilities shall also be subject to the use limitations of Par. 6 of Sect. 10-103.
2. The BZA shall review access to the site and all existing and/or proposed parking, including but not limited to the availability of on-street parking and/or alternative drop off and pick up areas located in proximity to the use, to determine if such parking is sufficient. The BZA may require the provision of additional off-street parking spaces based on the maximum number of vehicles expected to be on site at any one time and such parking shall be in addition to the requirement for the dwelling unit.
3. The provisions of Article 13 shall not apply to home child care facilities, however, the BZA may require the provision of landscaping and screening based on the specifics of each application.
4. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by ten (10) copies of a plan drawn to scale. The plan, which may be prepared by the applicant, shall contain the following information:
 - A. The dimensions, boundary lines and area of the lot or parcel.
 - B. The location, dimensions and height of any building, structure or addition, whether existing or proposed.
 - C. The distance from all property lines to the existing or proposed building, structure or addition, shown to the nearest foot.
 - D. The dimensions and size of all outdoor recreation space and the location of such space in relation to all lot lines.
5. All such uses shall be subject to the regulations of Chapter 30 of The Code or Title 63.2, Chapter 17 of the Code of Virginia.